Housing California Conference - April 30, 2008
Permanent Source

Programs and types of projects that should be funded?

- Financial Housing literacy in high schools and college. Housing education and financial fitness.
- Farm worker housing
- Housing for extremely low income
- Special needs housing
- Shared appreciation, State funding gap – service providers cannot afford housing – program for a participatory equity.
- Supportive housing for homeless and special needs (Capital and operating expenses).
- Multi-family development program
- Homeless and those that are most at risk of becoming homeless (prevent and eliminate homelessness)
- Rental Housing
- Senior housing
- Family rental housing for 60%-80% median
- MHP for extremely low income
- Low income housing, up to 80% median, need financing
- Imperial County – farm worker community – increase of stores and other industries. Also increase in housing homeownership and rental. Social service recipients. Homeless or at risk cannot afford. Work Opportunity Tax Credit (WOTC) exists. We should form the Housing Opportunity Tax Credit (HOTC) for landlords to rent to extremely low income. Give landlords the benefit for tax reporting.
- Incentive programs for employers to create housing for low/moderate income - live closer to work, create incentives for using public transportation.
- Extremely low income, low income families targeting this population and specified for services and operating costs.
- Continue current HCD programs
- Permanent source dollars to fund housing
- Leverage housing dollars to projects that create energy efficiency. Green buildings, reducing carbon emission produced in the air.

- Services for supportive housing, low income individuals and homeless youth and for job training.
- Services to get back out to workforce and be able to afford market rents.
- Education at grass roots level, working with smaller population in getting word out - public education.
- Keep using with existing programs: down payment assistance and pick up new ones
- Collaboration between organizations; move families to next level to encourage participation between agencies.
- Housing for veterans – (Sonoma County only has 8 beds for vets)
- MHP should continue, it's the backbone for rental housing. Increase limits on PDLP
- 1% should go towards education for housing needs

How should money be distributed?

- Wide variety of different programs: public/private partnerships, block grants, and competitive programs.
- Local and Regional: evaluation based on demographics and focus on high concentration on transit based affordable housing.
- Local and Regional: local governments know their areas and who is the most neediest, regional should get a fair share by population
- Set aside by competitive grant for compelling innovation and collaborations in developing affordable housing. Encourage and rewards to bringing affordable housing.
- Geographic distributions can slice the pie into tiny pieces. Enough money should be allocated in order for the projects to be built more efficiently.
- Geographic distribution: synthesize the housing element and distribution
- MHP: streamline the process with current programs. All the kinks have been worked out of current programs, keep them.
- MHP: efficiency of the new streamlined process discourages distribution at the local level because of the nimby process with the locals.
- Funds tied to having approved housing element
- Ties funding to each counties 10 year plan (to end chronic homlessness).

What kind of sources?

- Lower the mortgage interest deduction (England did).
- Arizona: ½ of money from abandoning properties fund (generating approx. 50 million per year).
- Energy efficient green building element, capture the energy savings from green homes and use the savings for funding affordable housing
- Local forfeitures, the proceeds from the sale goes towards funding for housing. I.e., City of Calexico - narcotics homes that are taken away, put up for sale, and should donate the money to non-profits.
- Shared appreciation, even on money from Proposition 1C, currently the money goes to the local government, not the state.
- Variety of funding vehicles: mortgage deduction cap, document recording fee, and tax check off box (voluntary) – secure the funds so they can't be used for other types of funding, the general fund or transportation fund etc.
- Program incentives for the localities that are following the rules in reducing regulatory barriers
- Mansion fee: additional square footage fee towards affordable housing
- Document recording fee: educate the realtors in order to get them on board
- Tax check off box on tax returns, greater than $3.00, voluntary
- Document Transfer fee
- Multiple sources: Statewide TOT and real estate transfer tax
- Mexico has a 5% payroll tax to fund housing (and have access to cheap credit)
- Project based section 8 funding.
- Get rid of Proposition 13
- Gas corporations (oil company's) have large profit margins, place an incremental tax on their profit
- 1% of all the suggestions given here today
- Regenerate funds, capital investment
- Shift the subsidy dollars from jobs to housing (linkage fee on commercial and industrial development)
- License plate fee directed toward permanent supportive housing
- A 3 cents surcharge on all US postal stamps (residential and commercial) purchased in the State of California. This means the current price of a stamp would go from 41 to 44 cents. Two cents of the surcharge would go directly to financing the Housing Trust Fund (HTF) and one cent would go

to the postal service to off-set any additional administrative burden. If implemented, it would raise the price of any stamp by just 3 cents but would produce $20,000 of HTF funds for every million stamps purchased. Assume that minimally 5,000,000 stamps are purchased each day statewide that would result in a $100,000 per day revenue stream for the Housing Trust Fund. Multiply that by 300 postal days (minus 52 Sundays and 13 Federal Holidays) the HTF would receive $30 million annually from this source. I believe that the 5 million is a conservative number and much more revenue could be raised annually from this source. If the number were 20,000,000 stamps a day that would produce $120 million annually.